013.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,600 / 905,600
					USE VALUE:	905,600 / 905,600
					ASSESSED:	905,600 / 905,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FETFATSIDIS PANAGIOTA TRS
Owner 2:	88 LAKE STREET REALTY TRUST
Owner 3:	
Street 1:	92 METROPOLITAN AVE
Street 2:	
Twn/City:	ROSLINDALE
St/Prov:	MA Cntry Own Occ: N
Postal:	02131 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Clapboard Exterior and 2642 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5440.000	481,000	4,700	419,900	905,600
Total Card	0.125	481,000	4,700	419,900	905,600
Total Parcel	0.125	481,000	4,700	419,900	905,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.76 | /Parcel: 342.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10115
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

!1254!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	481,000	4700	5,440.	419,900	905,600		Year end	12/23/2021
2021	104	FV	458,900	4700	5,440.	419,900	883,500		Year End Roll	12/10/2020
2020	104	FV	459,000	4700	5,440.	419,900	883,600	883,600	Year End Roll	12/18/2019
2019	104	FV	355,800	4700	5,440.	446,100	806,600	806,600	Year End Roll	1/3/2019
2018	104	FV	351,900	4700	5,440.	325,400	682,000	682,000	Year End Roll	12/20/2017
2017	104	FV	329,200	4700	5,440.	283,400	617,300	617,300	Year End Roll	1/3/2017
2016	104	FV	329,200	4700	5,440.	241,400	575,300	575,300	Year End	1/4/2016
2015	104	FV	291,800	4700	5,440.	236,200	532,700	532,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:45:13

LAST REV

Date	Time
05/22/18	09:25:42
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FETFATSIDIS/ETA	23259-76		6/2/1993		1	No	No	A	

USER DEFINED

Prior Id # 1:	10115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Meas/Inspect	PH	Patrick H
4/9/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	294	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5440		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					419,904						419,900	

Total AC/HA: 0.12489 | Total SF/SM: 5440 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 419,904 | Spl Credit | Total: 419,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05634665
Const Adj.:	0.97418028
Adj $ / SQ:	185.233
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697087
Depreciation:	216097
Depreciated Total:	480990

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

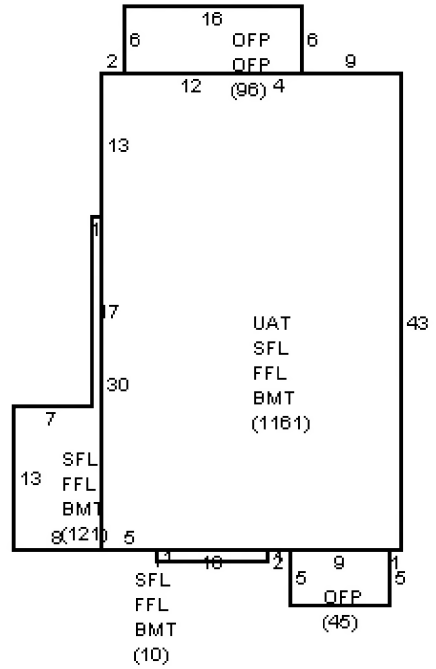
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.23
Special Features:	0	Val/Su Net:	109.24
Final Total:	481000	Val/Su SzAd	186.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,292	55.570	71,796
FFL	First Floor	1,292	185.230	239,321
SFL	Second Floor	1,292	185.230	239,321
UAT	Upper Attic	290	85.210	24,731
OFP	Open Porch	237	22.860	5,417

Net Sketched Area: 4,403 | Total: 580,586

Size Ad 2584 | Gross Area 5274 | FinArea 2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1926	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700